GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – PKMUDA, Madanapalle – Proposal for change of Land Use from Industrial Use to Commercial Use-Application to an extent of 2425 Sq.mts. applied by M/s Chanakya Infra representation by B. kavitha -Draft Variation – Confirmed –Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 229 Dated: 13-11-2025

Read the following:-.

1. Letter from the VC, PKM-UDA Lr.Roc.No.41/2023/PKMUDA/MPL, dated.14.02.2024.
2. Govt Memo.No.2533325/H1/2024, dated.02.09.2024.
3. Lr from VC, PKMUDA Lr.Roc.No.41/2023/PKMUDA/MPL, dated.02.12.2024.
4. Govt Memo.No.2533325/H1/2024, Dated: 28-02-2025.
5. Lr from VC, PKMUDA Lr.Roc.No.41/2023/PKMUDA/MPL, dated.24.04.2025.
6. Govt Memo.No.2533325/H1/2024, Dated:19.06.2025.
7. Lr from VC, PKMUDA Lr.Roc.No.41/2023/PKMUDA/MPL, dated.09.07.2025.
8. Government Memo No.138400/H1/2016, dt.15.02.2017.
9. Govt Memo.No.2533325/H1/2024, Dated:31.07.2025.
10. Lr from VC, PKMUDA Lr.Roc.No.41/2023/PKMUDA/ MPL\, dated.10-10-2025.

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ORDER:

The Draft variation to the land envisaged in Madanapalle General Town Planning Scheme, issued in the reference 9th read above was published in Extra-ordinary Andhra Pradesh Gazette No.485, Part-I, dated:01.08.2025. The Vice Chairperson, PKM Urban Development Authority (PKM-UDA), Madanapalle in the reference 5th read above has informed that the applicant has paid an amount of Rs.2,17,521/- towards development / conversion charges for the proposed change of land use.

2. The Vice Chairperson, PKM Urban Development Authority (PKM-UDA), Madanapalle in the reference 10th read above has stated that they have published the draft variation appendix notification pertaining to proposed change of land use one in English paper (Hindu Daily News Paper) and one in Telugu paper (Praja shakthi Daily News Paper)

respectively on 04.09.2025 calling for objections/suggestions within 15 days from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulated time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 13.11.2025.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, A.P., Mangalagiri, Guntur Dist.
The Vice Chairperson, PKM Urban Development Authority (PKM-UDA), Madanapalle.

Copy to:
The individual through the Vice Chairperson, PKM Urban Development Authority (PKM-UDA), Madanapalle
Sc/Sfs.(**E- 2533325/2024**).

//FORWARDED:: BY ORDER//

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the Madanapalle General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.48, MA&UD, dated:26.03.2025 and proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by sub–section (4) of the said section.

VARIATION

The site, in plot no. E16A & E16(Part) in S.NO.in 371-2, 371-4, 373-1 and 374-1 to an extent of 2425 Sq.mts. of Banadameeda kammapalle, Madanapalle municipality limits. The boundaries of which are shown in the schedule here under and which is earmarked for Industrial use

(work center zone) in the General Town Planning Scheme (Master plan) of Madanapalle municipality Town sanctioned in G.O.Ms.No.48, MA&UD, Dated:26.03.2025 is now designated for commercial use by variation of change of land use as marked in the revised part proposed land use map G.T.P.No.01/2025/PKMUDA/MPL (FILE No.41/2023/PKMUDA/MPL) available in the Madanapalle municipality, Madanapalle municipality/ PKM Urban Development Authority office Madanapalle, subject to the following conditions that;

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
2. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P.Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : House Sites
East : Plot No.B1, B1A, B1A(Part)
South : Plot No.E16 Part
West : Existing Road.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT